
Site Address:	71 Parkhouse Farm Way, Havant, PO9 4AJ		
Proposal:	Two storey side extension and single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00434	Expiry Date:	23/08/2023
Applicant:	Mr Catlin		
Agent:	Mr Perryer	Case Officer:	Joseph Toole
	Aquila Architecture		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

71 Parkhouse Farm Way, Havant, is a two storey end of terrace property, located to the north west side of Parkhouse Farm Way on the corner with Sparsholt Close. The property comprises red brickwork and concrete roof tiles. Vehicular access is from Parkhouse Farm Way with parking to the front and side as well as a private access to the rear from Sparsholt Close.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve a two storey side extension to be used as a lounge on the ground floor and a master bedroom, en-suite and bathroom on the first floor. The proposal would also involve a single storey rear extension to be used as a kitchen.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft

No Comment.

Councillor Yvonne Weeks - Barncroft

No Comment.

Southern Gas Network

No Comment.

Hampshire Biodiversity Information Centre

Within 50m SINC - Nevilles Park Areas 4-10

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on ecology
- (v) Parking matters

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extensions would have facing brickwork with concrete roof tiles and a rear flat roof to match the existing property. This would be in keeping with the context of the main dwellinghouse and the character of the area.

- 7.4 Part of the proposed works would be visible from the street scene in the form of the proposed two storey side extension. As the extension would be set back from the most forward part of the existing frontage and below the existing ridge of the main dwellinghouse it is considered to appear as a later addition and comply with the criteria set out within the Havant Borough Design Guide SPD. Whilst the site is relatively prominent being in a corner location, the addition is considered on balance to have an acceptable impact on both street scenes. Although part of the proposed two storey extension would take away some of the existing amenity space there is considered to be sufficient remaining not to have an adverse impact on the occupiers. As the proposed single storey rear extension would not be readily visible from the street scene it is not considered to have an adverse impact on the character of the area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the front the proposed side extension is not considered to have an adverse impact on any of the properties opposite.
- 7.7 On the east side facing Sparsholt Close it is considered that due to the distance from the properties across the road it is not considered to have an overbearing or overshadowing impact. There would be two windows within the proposed side extension which would face out onto the front driveways of the properties across the road thus not considered to cause harmful overlooking.
- 7.8 To the rear it is considered that due to the position of proposed side extension it would not have a harmful impact on No.1a Sparsholt Close. There would be windows within the proposed two storey side extension facing out onto the front and side of No.1a Sparsholt Close. The ground floor window serving the lounge would be screened by the existing 1.8 metre high fencing thus not causing harmful overlooking. At first floor level there would be a bathroom window which due to the nature of its use is likely to be obscurely glazed, furthermore it would face out on the side of No.1a thus not considered to cause harmful overlooking.
- 7.9 Due to the position of the proposed rear extension it is not considered to have an adverse impact on properties on Sparsholt Close. It would extend 4 metres out beyond the existing rear wall along the shared boundary with No.69 Parkhouse Farm Way. Due to the fall back position of constructing a 3 metres rear extension at a higher height than proposed under permitted development and its orientation it is not considered to have an adverse impact on the occupiers of No.69 in terms of appearing overbearing or resulting in the harmful loss of light. As a result it is not deemed that the proposed relationship would warrant a refusal of planning permission.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on ecology

- 7.11 The application site is within 50 metres of SINC. Due to the nature of the proposed works and its distance from the designated site it is not considered to have an adverse impact on the ecology of the area.

(v) Parking matters

- 7.12 The proposed works would continue to provide 3 bedrooms therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. A plan shows two car parking spaces can be provided to the front of the property therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Parking Standards SPD.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00434 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Block Plan, Proposed Floor Plans and Elevations - 22.048 SP 03C1 Rev 1

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.